



City of Seattle Preliminary Assessment Report

July 15, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3012531	Ground Disturbance	Y
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	07/11/11
Category		PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	2020 S Jackson St		
Location			
Zoning		Applicant	MICHELE WANG 1 YESLER WAY SUITE 200 SEATTLE WA 98104 (206) 956-1970
King County APN			
Permit Status			
Description of Work	Land Use Application to construct a new 6-story mixed-use building with 50 apartments, 6000 SF of office space and below-grade structured parking for 28 vehicle.	Applicant Email	michelew@runberg.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Matthew S Recker, (206) 233-5034, Matt.Recker@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

S JACKSON ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3-4 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

ALLEY NORTH OF SITE

Concrete paving

Unimproved

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

Comments: Paved portion of alley turns north, and does not continue along east property line.

Potential Impacts to Seattle Parks Property

Vehicular/pedestrian access is across from or abutting a boulevard or park.

Project is adjacent to parks or park boulevards.

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Two large tree trunks are located near southeast corner (possibly from same tree); only one 19" walnut is shown on site plan. A large deciduous tree is also located near northeast corner of site.

Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Site slopes down gently to east. Site is adjacent to a City park. Specify locations and depths of proposed excavation. Additional information may be required for any subsequent permit applications.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements S JACKSON ST

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Pete Held at (206)684-3605 or e-mail, peter.held@seattle.gov.

Notes to Applicant

For future property development and new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Your Electrical Service Representative is: Richard Ohashi, 206-386-1674, richard.ohashi@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: S Jackson St

Sanitary sewer main size: 8-inch

Storm drainage main location: S Jackson St

Storm drainage main size: 12-inch

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system. S Jackson St

Unless an adjustment per subsection 22.800.040.B or an exception per subsection 22.800.040.C is approved by the Director, an owner or occupant who is required, or who wishes, to connect to a public drainage system shall be required to extend the public drainage system if a public drainage system is not accessible within an abutting public area across the full frontage of the property.

Extend from S Jackson St to property

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator. For more information, refer to: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer - S Jackson St.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

DPD Land Use Code Requirements

Contact: Darlene Edwards, (206) 684-5606, Darlene.Edwards@Seattle.Gov

Alley Requirements

ALLEY NORTH OF SITE

A 2 foot dedication is required. Refer to SDOT CAM 2203. Please see http://www.seattle.gov/transportation/stuse_docs.htm.

Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 17-2008 for more details (<http://web1.seattle.gov/dpd/dirrrulesviewer/>).

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

Notes to Applicant

Hi Michele. Pretty much the same requirements for this site as 2010 S Jackson St. Most likely I will be assigned the Zoning for this one as well. You probably want to get the Letter of Intent going for this one as soon as possible (if you haven't already).

Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site

(http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp).

SDOT Requirements

Contact: Leo Kaarrekoski, leo.kaarrekoski@seattle.com

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Street Improvement Requirements

S JACKSON ST

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement. C11 verify with dpd

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. sidewalk relocation may occur as part of street tree planting

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

All trail and sidewalk projects shall implement green stormwater infrastructure to the maximum extent feasible per SMC 22.805.030. Refer to DR SF-MEF and CAM 501. Table 4.6

Water Availability

Contact: SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20110570

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Younge

Existing Water System Information

Proximity of nearest fire hydrant is: 350 feet SE of property. Meets standards.

Water Main:

Size: 8 inches

Material: Ductile Iron

Class: 2

- Abutting

Water Main is available to serve in: S Jackson Street

Distance of main to N margin of street is 20 feet.

Public ROW width is 66 feet.

Water Service(s):

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
 - North of Denny Way (206) 615-0600
 - South of Denny Way (206) 386-4200
 - Large Commercial & Industrial (206) 233-7177
 - Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.